| 046.0 | 0003 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,125,200 / 1,125,200 |
| | | | | | USE VALUE: | 1,125,200 / 1,125,200 |
| | | | | | ASSESSED: | 1,125,200 / 1,125,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 12 | | LEWIS AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KEPLER PATRICIA BUDD/ LIFE EST |
| Owner 2: | KEPLER THOMAS FITCH/ LIFE EST |
| Owner 3: | |
| Street 1: | 12 LEWIS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KEPLER PATRICIA BUDD - |
| Owner 2: | - |
| Street 1: | 12 LEWIS AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 12,152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Stucco Exterior and 3431 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 12152.000 | 484,900 | 12,700 | 627,600 | 1,125,200 |
| Total Card | 0.279 | 484,900 | 12,700 | 627,600 | 1,125,200 |
| Total Parcel | 0.279 | 484,900 | 12,700 | 627,600 | 1,125,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.95 | /Parcel: 327.9

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 32609

**GIS Ref**

**GIS Ref**

**Insp Date** 11/28/18

## PREVIOUS ASSESSMENT

Parcel ID 046.0-0003-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 484,600 | 12700 | 12,152. | 627,600 | 1,124,900 | 1,124,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 376,000 | 12700 | 12,152. | 666,900 | 1,055,600 | 1,055,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 376,000 | 12700 | 12,152. | 486,400 | 875,100 | 875,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 376,000 | 12700 | 12,152. | 423,700 | 812,400 | 812,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 376,000 | 12700 | 12,152. | 360,900 | 749,600 | 749,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 355,300 | 12700 | 12,152. | 353,100 | 721,100 | 721,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 355,300 | 12700 | 12,152. | 290,300 | 658,300 | 658,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 355,300 | 12700 | 12,152. | 276,200 | 644,200 | 644,200 | | 12/13/2012 |

!3898!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 19:01:50 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 15:10:10 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3898

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KEPLER PATRICIA | 64208-316 | | 9/10/2014 | Convenience | 99 | No | No | | |
| | 12487-685 | | 7/27/1973 | | 45,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 32609 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/28/2018 | MEAS&NOTICE | CC | Chris C |
| 1/22/2009 | Meas/Inspect | 294 | PATRIOT |
| 3/13/2000 | Measured | 263 | PATRIOT |
| 8/20/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 12152 | | Sq. Ft. | Site | | 0 | 80. | 0.65 | 1 | | | | | | | | | 627,646 | | | | | | 627,600 | |

Total AC/HA: 0.27897 | Total SF/SM: 12152 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 627,646 | Spl Credit | Total: 627,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 2 - Slate | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1880 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FA - Fair-Avg | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.95603323 |
| Const Adj.: | 1.03183329 |
| Adj $ / SQ: | 128.241 |
| Other Features: | 112500 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 752959 |
| Depreciation: | 268053 |
| Depreciated Total: | 484906 |

## COMMENTS

KIT IN TQS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 5 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 12 | 5 | |
| Totals | | | |
| 1 | 12 | 5 | |

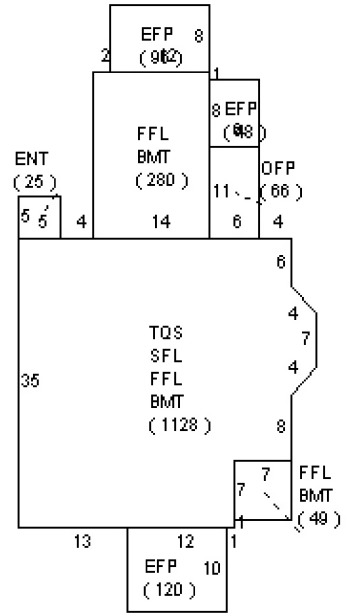
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 155.17 |
| Special Features: | 0 | Val/Su Net: | 92.49 |
| Final Total: | 484900 | Val/Su SzAd | 141.33 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,457 | 38.470 | 56,054 |
| FFL | First Floor | 1,457 | 128.240 | 186,847 |
| SFL | Second Floor | 1,128 | 128.240 | 144,656 |
| TQS | 3/4 Story | 846 | 128.240 | 108,492 |
| EFP | Enclos Porch | 264 | 38.730 | 10,225 |
| OFP | Open Porch | 66 | 42.820 | 2,826 |
| ENT | ENTRY | 25 | 27.240 | 681 |
| | Net Sketched Area: | 5,243 | Total: | 509,781 |
| Size Ad | 3431 | Gross Are | 5525 | FinArea 3431 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 046.0-0003-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 26X20 | A | AV | 1915 | 19.81 | T | 40 | 101 | | | 6,200 | | | 6,200 |
| 3 | Garage | D | Y | 1 | 28X20 | A | AV | 1915 | 19.46 | T | 40 | 101 | | | 6,500 | | | 6,500 |

| More: | N | Total Yard Items: | 12,700 | Total Special Featues: | | Total: | 12,700 |
|---|---|---|---|---|---|---|---|